

# KIRK STREET, STILLINGTON, STOCKTON-ON-TEES, TS21 1JR



- ▲ Very Generous Accommodation
- ▲ Semi-Rural Village Location
- ▲ Solid Fuel Stove
- ▲ Double Glazing
- ▲ Gas Central Heating
- ▲ Front Garden & Enclosed Courtyard

**£125,000**

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This period, village, inner terrace should make the perfect foot on the ladder. Alongside the generous room sizes there is the addition of a solid fuel stove for cosy nights in.

The accommodation flows in brief, vestibule, entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom.

Externally there is a front garden and an enclosed rear courtyard.

### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door to inner vestibule and door to entrance hall with staircase to the first floor.

**LOUNGE - 4.9m (16'1") into bay x 4.06m (13'4") into alcove**  
With double glazed bay window to the front aspect, three twin radiators, and inglenook fireplace with solid fuel stove and tiled hearth.



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**DINING ROOM - 4.01m (13'2") x 4.17m (13'8") into alcoves**

With double glazed window to the rear aspect, laminate flooring, twin radiator, and cupboard under stairs.

**KITCHEN - 3.58m x 2.26m (11'9" x 7'5")**

With double glazed window and door to the rear aspect, tiled floor, tiled splashbacks, shaker style kitchen units with complementary worktops and incorporating a one and a half bowl sink and drainer unit with mixer tap, high level oven and grill, electric hob with hood above, plumbing for washing machine, space for dryer, integrate fridge freezer and single radiator.

**FIRST FLOOR**

**LANDING** - With single radiator and built-in cupboard housing combi boiler.

**BEDROOM ONE - 3.45m x 4m (max) (11'4" x 13'1" (max))**

With double glazed window to the rear aspect and single radiator.

**BEDROOM TWO - 3.96m (13') x 2.87m (9'5") into alcove**

With double glazed window to the front aspect, single radiator, and built-in cupboard.

**BEDROOM THREE - 2.92m x 2.06m (9'7" x 6'9")**

With double glazed window to the front aspect and single radiator.

**BATHROOM - 2.57m x 2.18m (8'5" x 7'2")**

With double glazed window to the rear aspect, corner bath, shower cubicle, vanity unit, low level WC, and twin radiator.

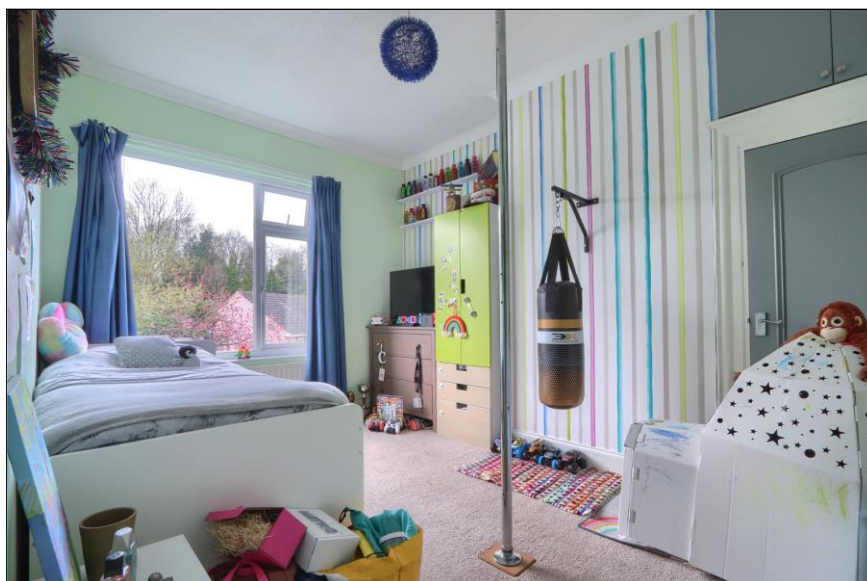
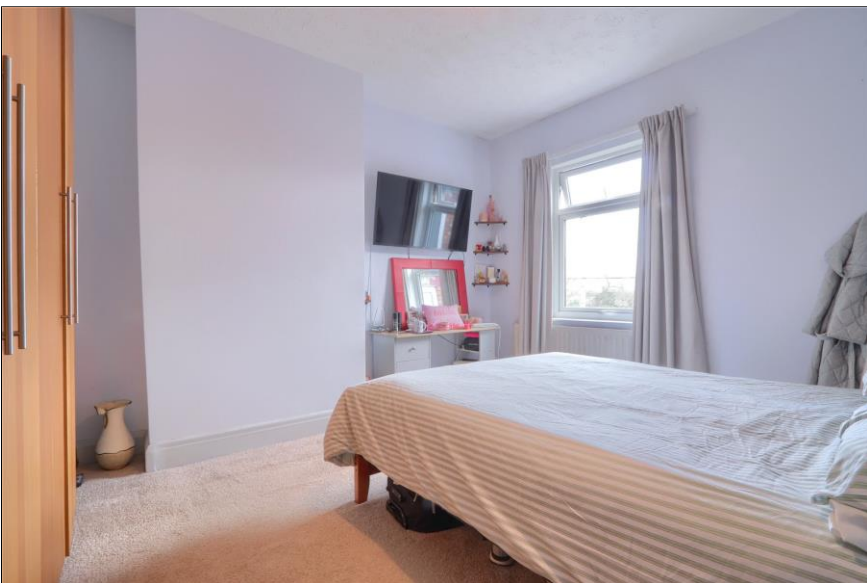
**EXTERNALLY**

**GARDENS** - Externally there is a front garden and an enclosed rear courtyard.

**AGENTS REF:** - LJ/LS/STO240211/08042024

**Council Tax Band:** B      **Tenure:** Freehold

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Tel: 01642 355000



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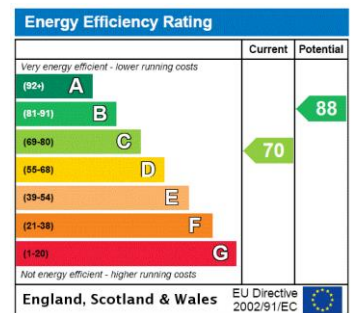
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